

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
W/S Meadowbank Court, 180 ft.	* ZONING COMMISSIONER
+/- N of c/l Cedar Chip Court	
6 Meadowbank Court	* OF BALTIMORE COUNTY
11th Election District	
6th Councilmanic District	* Case No. 95-425-A
Alessio Mattucci, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Alessio Mattucci and Assunta Mattucci, his wife, for that property known as 6 Meadow Bank Court in the Perry Hall Courts subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (deck) with a setback of 10 ft. in lieu of the minimum required 26.25 ft. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

6/21/95
In Good

JUL 11 1995

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of June, 1995 that the Petition for a Zoning Variance from Section 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (deck) with a setback of 10 ft., in lieu of the minimum required 26.25 ft., be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

COPIES OF THIS ORDER
DATE 6/21/95
BY Mr. Gosh

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 20, 1995

Mr. and Mrs. Alessio Mattucci
6 Meadow Bank Court
Baltimore, Maryland 21234

RE: Petition for Administrative Variance
Case No. 95-425-A
Property: 6 Meadow Bank Court

Dear Mr. and Mrs. Mattucci:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-425-A

District 11th

Date of Posting 6/2/95

Posted for:

Variation

Petitioner:

Alessio & Assunta Mottucci

Location of property:

6 Meadowbrook Ct., W/S

Location of Signs:

Facing roadway on property being zoned

Remarks:

Posted by

[Signature]

Signature

Date of return:

6/9/95

Number of Signs:

1





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-425-A

Account: R-001-6150

Number # 420

Date May 23, 1995

Taken by: JRF

MATTUCCI -- 6 MEADOWBANK COURT

010 -- VARIANCE --- \$50.00

080 -- SIGN - - - - \$35.00

\$85.00

PAID
MAY 23 1995

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 1, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-425-A (Item 420)
6 Meadowbank Court
W/S Meadowbank Court, 180'+/- N of c/l Cedar Chip Court
11th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 4, 1995. The closing date (June 19, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Alessio and Assunta Mattucci



MICROFILMED

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6 Meadow Bank Ct
address
Balto MD 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

INSTALLING A DECK IN THE BACK OF
THE HOUSE WHICH REQUIRES A VARIANCE
OF 7"

SEE ATTACHED

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Alessio Mattucci
(signature)
Alessio Mattucci
(type or print name)



Assunta Mattucci
(signature)
Assunta Mattucci
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of April, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alessio Mattucci

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/6/95
date

Karen M. Mays
NOTARY PUBLIC

My Commission Expires:

KAREN M. MAYS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 29, 1996



75-425-A

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6 Meadow Bank Ct

which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) BCZR SEC 301.1A & CMDP V. B. 5. a

TO ALLOW AN OPEN PROJECTION (DECK) WITH A SETBACK OF 10 FT. IN LIEU OF THE MINIMUM REQUIRED 20.25 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

① installing a deck, need a variance of 7'
SEE ATTACHED.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City State Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: JS

DATE: 5-23-95

ESTIMATED POSTING DATE: 6-4-95



Printed with Soybean Ink
on Recycled Paper

ITEM #: 420

95-425-A

May 10, 1995

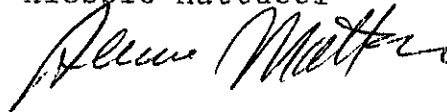
TO WHOM IT MAY CONCERN:

Please accept these reasons to make it acceptable for me to receive a variance for building the proposed deck on my property.

1. Layout of house and location of existing sliding glass doors.
2. Exterior basement stairs limits location of deck to proposed area.
3. Reason for size of deck requested is to make use of steeply slopping rear yard.
4. Accompanying pictures will show layout of yard.

Thank You,

Alessio Mattucci



#420

EXAMPLE 3 - Zoning Description

- 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 6 MEADOW BANK CT.
(address)

Beginning at a point on the WEST side of MEADOW BANK
(north, south, east or west) (name of

CT. which is 50 ft.
street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 180' ± NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street CEDAR CHIP COURT
(name of street)

which is 50 ft. wide. *Being Lot # 11,
(number of feet of right-of-way width)

Block , Section # II in the subdivision of PERRY HALL COURTS
(name of subdivision)

as recorded in Baltimore County Plat Book # , Folio # , containing

 . Also known as 6 Meadowbank Court
(square feet or acres) (property address)

and located in the 11 Election District, 6 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber , Folio " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

#420

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 14, 1995

Mr. and Mrs. Alessio Mattucci
6 Meadow Bank Court
Baltimore, Maryland 21234

RE: Item No.: 420
Case No.: 95-425-A
Petitioner: A. Mattucci, et ux

Dear Mr. and Mrs. Mattucci:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 23, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



95.425-A


BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: June 14, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 6 Meadow Bank Court 

INFORMATION:

Item Number: 420

Petitioner: Mattucci Property

Property Size: _____

Zoning: DR-3.5

Requested Action: Administrative Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests an administrative variance to permit a setback of 10' in lieu of the required 26.25'.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by: Jeffrey W. Long

Division Chief: Cary L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM Joyce Watson
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 6/5/95

DATE: 6/13/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

420

421

422

423

425

426

427

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: June 12, 1995
Zoning Administration and Development Management

FROM: *PWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 12, 1995
Items 420, 421, 424, and 426

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

ENCLOSURE

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUNE 5, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 420, 421, 424 AND 427.

RECEIVED
JUN 9 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

6-6-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 420 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

RECORDED

**PETITION PROBLEMS
AGENDA OF JUNE 5, 1995**

#420 --- JRF

1. Notary section is incorrect.

#421 --- MJK

1. Front of petition form has one signature; back of petition form has two signatures. One or two legal owners -- which is correct?

#424 --- JCM

1. No legal owner's name, signature, address, telephone number on petition form. (See JCM's memo in file.)

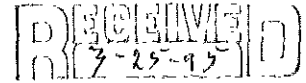
#426 --- JJS

1. Zoning on top of petition form does not agree with zoning on folder.

#427 --- JJS

1. Need typed or printed name and title of person signing for legal owner.

ARCHITECTURAL CHANGE FORM
PERRY HALL COURTS II



NAME: MR. MRS ALESSIO MATTUCCI

ADDRESS: 6 MEADOW BANK CT.

CITY: BALTO STATE: MD ZIP: 21234

DATE SUBMITTED: 3. 25-95

HOME PHONE: 529-3247 WORK PHONE: 764-9133.

PLEASE DESCRIBE BELOW THE CHANGES YOU PROPOSE TO MAKE TO YOUR PROPERTY, INCLUDING LOCATION, DIMENSIONS, MATERIALS AND DETAILS OF DESIGN. ALSO INCLUDE PROPERTY PLAT SHOWING PROPOSED CHANGES.

I WILL TO BUILD A DECK IN OUR BACK YARD
THE DIMENSIONS WILL BE 18X24 FEET.
AS SHOWN IN THE PLOTT. IT WILL BUILD
OF TREATED LUMBER.

PLEASE NOTE COLOR CHANGE FROM ORIGINAL DESIGN.

PLEASE ATTACH A DETAILED SKETCH OR BLUEPRINT OF YOUR PLAN IN DUPLICATE WHICH THE COMMITTEE MAY KEEP FOR THEIR RECORDS.

APPROVED: MM Duggan 4-11-95

DISAPPROVED: _____ REASON: _____

THIS APPLICATION IS NOT AUTHORIZED UNTIL APPROVED BY THE ARCHITECTURAL COMMITTEE.

PLEASE RETURN TO MICHAEL PECK.

420

RECEIVED
3-25-95

N 21°01'32" E 116.00'
10' DRAINAGE & UTILITY EASEMENT

S 61°37'20" E 100.00'

CHIMNEY

2 STORY DWELLING #6

B' CONC DRIVE

R=50.00'

S 84°40'51" W 105.24'

S 67°44'41" W

MEADOWBANK COURT

LOT 11

PERRY HALL COURTS

11TH ELECTION DISTRICT, BALTIMORE COUNTY, MD

COLBERT ENGINEERING INC.

3723 OLD COURT ROAD, SUITE 206

BALTIMORE, MARYLAND 21208

PHONE: (410) 653-3838

DATE: MARCH 25, 1994

THIS PLAT NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES.

UPDATED: 6-24-94

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

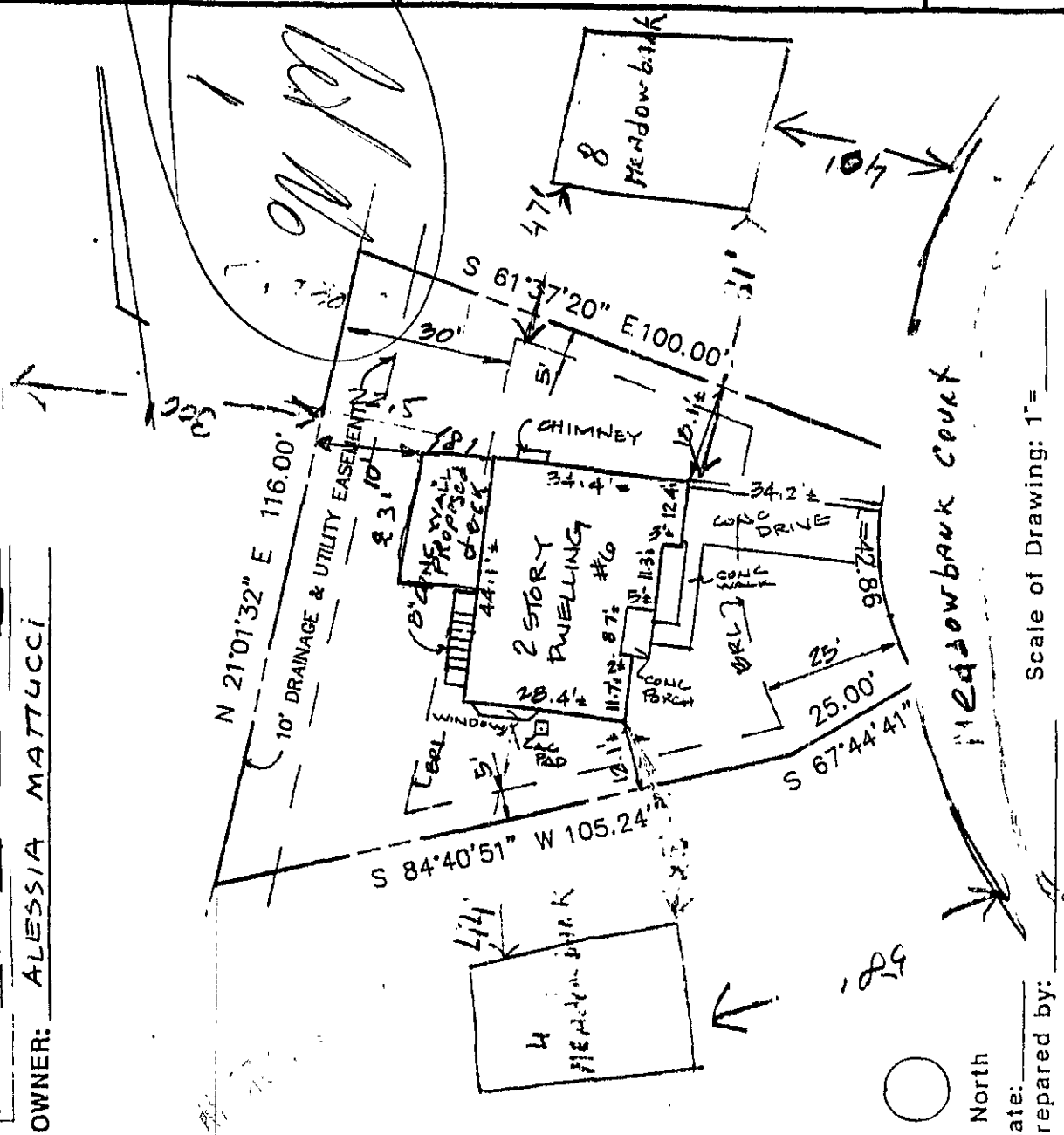
PROPERTY ADDRESS: 6 Meadowbank Court

95-425-A

Subdivision name: PERBY HALL COURTS

plat book # 62, folio # 64, lot # II, section # II

OWNER: ALESSIA MATTEUCCI



Vicinity Map
North
Scale: 1"=1000'

LOCATION INFORMATION

Election District: 11
Councilmanic District: 6
1"-200' scale map #: NE. 10-G
Zoning: DR 3.5
Lot size: 8651 square feet

public ☒ private ☐
SEWER: ☒ WATER: ☒
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: JP ITEM #: 420 CASE #:

North
date: _____
prepared by: _____

Scale of Drawing: 1"=

95-425-A



REAR WHERE DECK
WILL BE BUILT



REAR OF THE HOUSE . #420
FROM LEFT SIDE

www.kodak.com

95-425-A



BACK OF THE PROPERTY
SITE FOR THE DECK.



SLOOP AREA
BACK OF THE HOUSE

#420

95-425-A



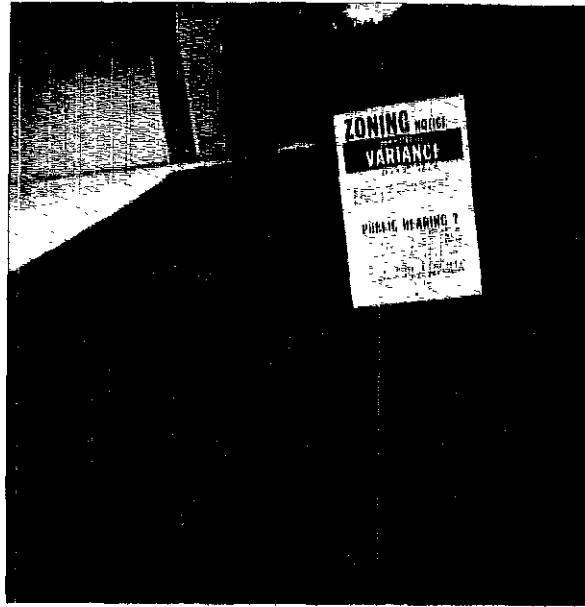
SIDE OF PROPERTY
WITH SLOOP



REAR OF THE PROPERTY
WITH SLOOP AT THE END

420
MICROFILM

95-425-A



425

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6 Meadow Bank Ct
address
Balto Md 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Installing a deck in the back of our house
which requires a variance of 7'

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Alessio M. Maffucci
(signature)
Alessio Maffucci
(type or print name)



Assunta Maffucci
(signature)
Assunta Maffucci
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of April, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alessio Maffucci

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/6/95
date

Karen M. Mays
NOTARY PUBLIC

My Commission Expires:

KAREN M. MAYS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 29, 1996



Petition for Administrative Variance

95-425-A

to the Zoning Commissioner of Baltimore County

for the property located at 6 Meadow Bank Court
which is presently zoned DE 3.5-

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) BCZR SEC 301.1A & CMDP V.B.5.a.

TO ALLOW AN OPEN PROJECTION(DECK) WITH A SETBACK OF
10 FT. IN LIEU OF THE MINIMUM REQUIRED 26.25 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

① installing a deck, need a variance of 7'
SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Alessio Mattucci
(Type or Print Name)

Alessio Mattucci
Signature

Assunta Mattucci
(Type or Print Name)

x Assunta Mattucci
Signature

704-9133
6 Meadow Bank Ct 529-3247
Address Phone No.

Balto MD 21234
City State Zipcode
Name, Address and phone number of representative to be contacted.

Same As Above
Name

Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JP

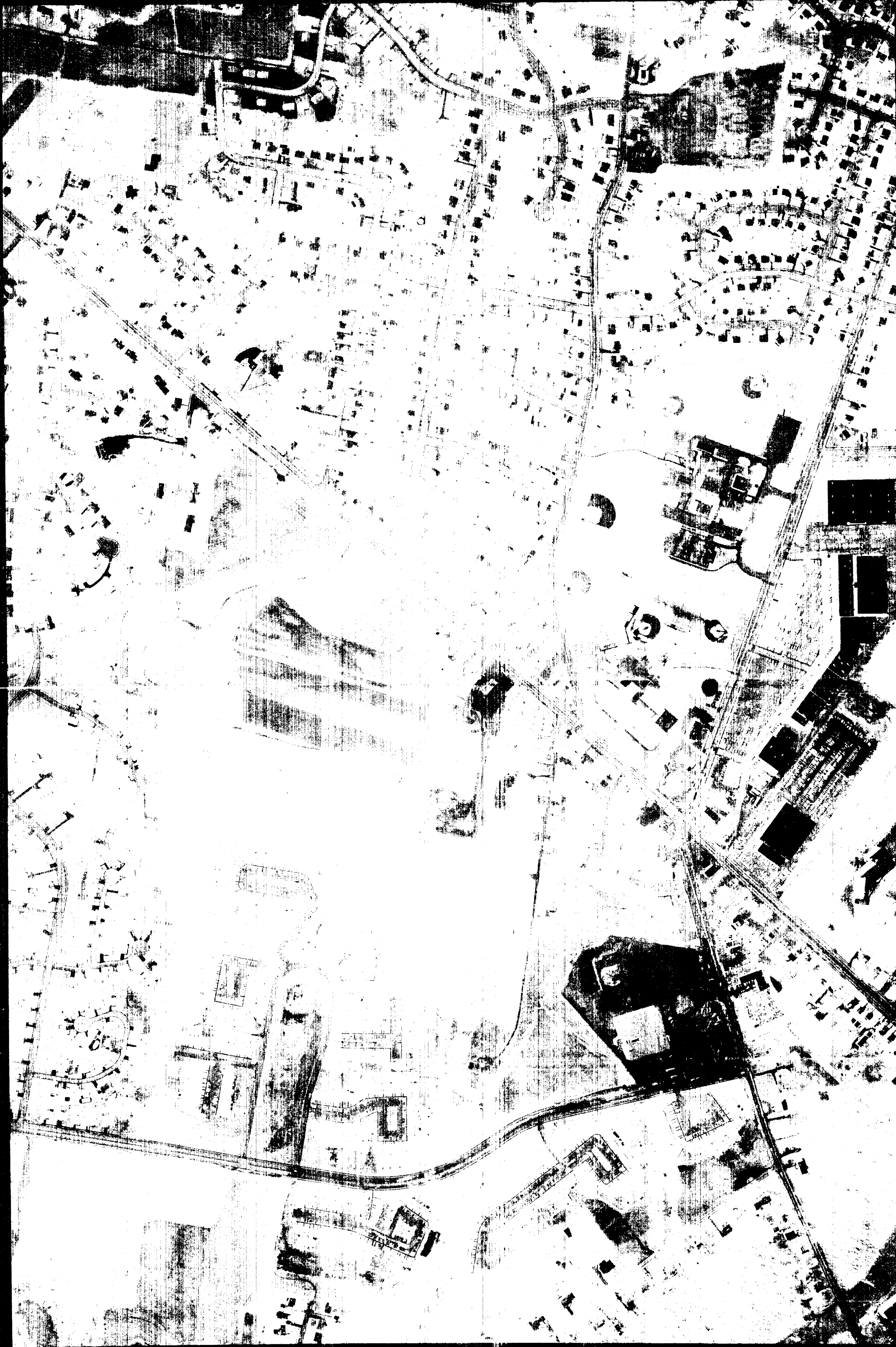
DATE: 5-23-95

ESTIMATED POSTING DATE: 6-4-95



Printed with Soybean Ink
on Recycled Paper

ITEM #: 420



SCALE	LOCATION	SHEET
1" = 200' ±	PERRY HALL	N.E.
DATE OF PHOTOGRAPHY		10-G
JANUARY 1986		

420
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

95-425-A

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
W/S Meadowbank Court, 180 ft.
1/2 N of c/l Cedar Chip Court
6 Meadowbank Court
11th Election District
6th Councilmanic District
Alessio Mattucci, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-425-A
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Alessio Mattucci and Assunta Mattucci, his wife, for that property known as 6 Meadow Bank Court in the Perry Hall Courts subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (deck) with a setback of 10 ft. in lieu of the minimum required 26.25 ft. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of June, 1995 that the Petition for a Zoning Variance from Section 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (deck) with a setback of 10 ft., in lieu of the minimum required 26.25 ft., be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

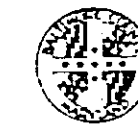
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 20, 1995

Mr. and Mrs. Alessio Mattucci
6 Meadow Bank Court
Baltimore, Maryland 21234

RE: Petition for Administrative Variance
Case No. 95-425-A
Property: 6 Meadow Bank Court

Dear Mr. and Mrs. Mattucci:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 6 Meadow Bank Ct
which is presently zoned DE 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, hereby petition for a Variance from Section(s) BCZR SEC 301.1A & CMDP V.B.5.A TO ALLOW AN OPEN PROJECTION (DECK) WITH A SETBACK OF 10 FT. IN LIEU OF THE MINIMUM REQUIRED 26.25 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

① installing a deck, need a variance of 7'
SEE ATTACHED.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)
Name of Petitioner: Alessio Mattucci
Signature: Alessio Mattucci
Name of Spouse: Assunta Mattucci
Signature: Assunta Mattucci
Address: 6 Meadow Bank Ct
City: Baltimore State: MD Zip: 21234
Name Address and phone number of representative to be contacted: Same as Above

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County that the subject matter of this petition be set for a public hearing, to be held on the date and at the place specified below, and that the Zoning Regulations of Baltimore County be applied to the property as requested.

REMOVED BY: SP DATE: 5-23-95
ESTIMATED POSTING DATE: 6-4-95
Printed with Soybean Ink on Recycled Paper
ITEM #: 420

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 6 Meadow Bank Ct
City: Baltimore State: MD Zip: 21234

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (recuse herein as to personal affidavit)

Installing a deck in the back of our house which requires a variance of 7'

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Alessio Mattucci
Signature of Affiant(s)
Assunta Mattucci
Signature of Affiant(s)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:
I HEREBY CERTIFY, this 6th day of April, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Alessio Mattucci

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal
4/6/95
NOTARY PUBLIC

My Commission Expires:
KAREN M. MAYS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 29, 1996

TO WHOM IT MAY CONCERN:

Please accept these reasons to make it acceptable for me to receive a variance for building the proposed deck on my property.

1. Layout of house and location of existing sliding glass doors.
2. Exterior basement stairs limits location of deck to proposed area.
3. Reason for size of deck requested is to make use of steeply slopping rear yard.
4. Accompanying pictures will show layout of yard.

Thank You,

Alessio Mattucci
Alessio Mattucci

95-425-A

May 10, 1995

EXAMPLE 3 - Zoning Description

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 6 MEADOW BANK CT.
(address)
Beginning at a point on the WEST side of MEADOW BANK (name of street) which is 50 ft. (number of feet of right-of-way width) street on which property fronts) wide at the distance of 150' ± (number of feet) NORTH of the centerline of the nearest improved intersecting street CEDAR CHIP COURT (name of street) which is 50 ft. (number of feet of right-of-way width) wide. *Being Lot # 11, Block 11, Section # 11 in the subdivision of PERRY HALL COURTS (name of subdivision) as recorded in Baltimore County Plat Book # 11, Folio # 11, containing (square feet or acres). Also known as 6 Meadowbank Court (property address) and located in the 11 Election District, 6 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown. Instead state: "as recorded in Deed Liber # 11, Folio # 11" and include the measurements and directions (notes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N. 07° 12' 13" E. 321.1 ft., S. 13° 23' 07" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

420

CK/RESID (TXSDPH)
REVISED 5/16/94

10

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 4/7/95
Posted for: Variance
Petitioner: Alessio & Assunta Mattucci
Location of property: 6 Meadow Bank Ct, W/S
Location of Sign: Being removed by property owner
Remarks: None
Posted by: Mattucci Signature: Mattucci Date of return: 4/9/95
Number of Signs: 1



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: May 23, 1995
MATTUCCI -- 6 MEADOWBANK COURT

OIO -- VARIANCE --- \$50.00
OSO -- SIGN --- \$35.00
\$85.00

receipt
95-425-A

Account: R-001-6190

Number: # 420

Taken by: JRF

Please Make Checks Payable To: Baltimore County

Cashier Validation

\$85.00

420

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 1, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-425-A (Item 420)
6 Meadowbank Court
9/S Meadowbank Court, 180 1/2 - N of c/l Cedar Chip Court
11th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before June 4, 1995. The closing date (June 19, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Bel Jablon
Arnold Jablon
Director

cc: Alessio and Assunta Mattucci



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 14, 1995

Mr. and Mrs. Alessio Mattucci
6 Meadow Bank Court
Baltimore, Maryland 21234

RE: Item No.: 420
Case No.: 95-425-A
Petitioner: A. Mattucci, et ux

Dear Mr. and Mrs. Mattucci:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 23, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM DATE: June 14, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 6 Meadow Bank Court

INFORMATION:

Item Number: 420

Petitioner: Mattucci Property

Property Size: _____

Zoning: DR-3.5

Requested Action: Administrative Variance

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

The applicant requests an administrative variance to permit a setback of 10' in lieu of the required 26.25'.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kenna*

PK/JL

ITEM420/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM *Joyce Watson* DATE: 6/13/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 6/5/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 420
421
422
423
425
426
427

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 12, 1995
Zoning Administration and Development Management

FROM: *Robert W. Bowling, P.E.*, Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 12, 1995
Items: 420, 421, 424, and 426

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:ew

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-1500

DATE: 06/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUNE 5, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

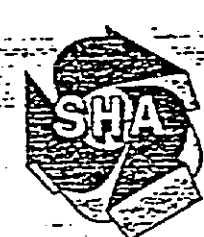
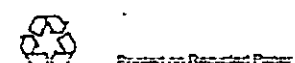
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 420, 421, 424 AND 427.

RECEIVED
JUN 9 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



Maryland Department of Transportation
State Highway Administration

O. James Lightizer
Secretary
Hal Kassoff
Administrator

6-6-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 420 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

PETITION PROBLEMS
AGENDA OF JUNE 5, 1995

#420 -- JRF

1. Notary section is incorrect.

#421 -- MJK

1. Front of petition form has one signature; back of petition form has two signatures. One or two legal owners -- which is correct?

#424 -- JCM

1. No legal owner's name, signature, address, telephone number on petition form. (See JCM's memo in file.)

#426 -- JJS

1. Zoning on top of petition form does not agree with zoning on folder.

#427 -- JJS

1. Need typed or printed name and title of person signing for legal owner.

PLEASE DESCRIBE BELOW THE CHANGES YOU PROPOSE TO MAKE TO YOUR PROPERTY, INCLUDING LOCATION, DIMENSIONS, MATERIALS AND DETAILS OF DESIGN. ALSO INCLUDE PROPERTY PLAT SHOWING PROPOSED CHANGES.

I WILL TO BUILD A DECK IN OUR BACK YARD
THE DIMENSIONS WILL BE 18 X 24 FEET
AS SHOWN IN THE PLOTT. IT WILL BUILD
OF TREATED LUMBER.

PLEASE NOTE COLOR CHANGE FROM ORIGINAL DESIGN

PLEASE ATTACH A DETAILED SKETCH OR BLUEPRINT OF YOUR PLAN IN
DUPLICATE WHICH THE COMMITTEE MAY KEEP FOR THEIR RECORDS.

APPROVED: John P. Hagan 4.1
DISAPPROVED: _____ REASON _____

THIS APPLICATION IS NOT AUTHORIZED UNTIL APPROVED BY THE
ARCHITECTURAL COMMITTEE.

PLEASE RETURN TO MICHAEL PECK.

Plat to accompany Petition for Zoning ☒ **Variance** ☐ **Special Hearing**

PROPERTY ADDRESS: G Meadowbank Court see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: PEBBY HALL SUBDIV 95-425-A

plat book 63, folio 64, lots 11, section 11

OWNER: ALESSIA MATTUCCI

LOCATION INFORMATION

Election District: 11

Councilmanic District: G

1"=200' scale map: NE. 10 G

Zoning: DL 35

Lot size: 2631 square feet

SEWER: ☒ ☐ ☐

WATER: ☒ ☐ ☐

Chesapeake Bay Critical Area: ☐ ☒ ☐

Prior Zoning Hearings: NONE

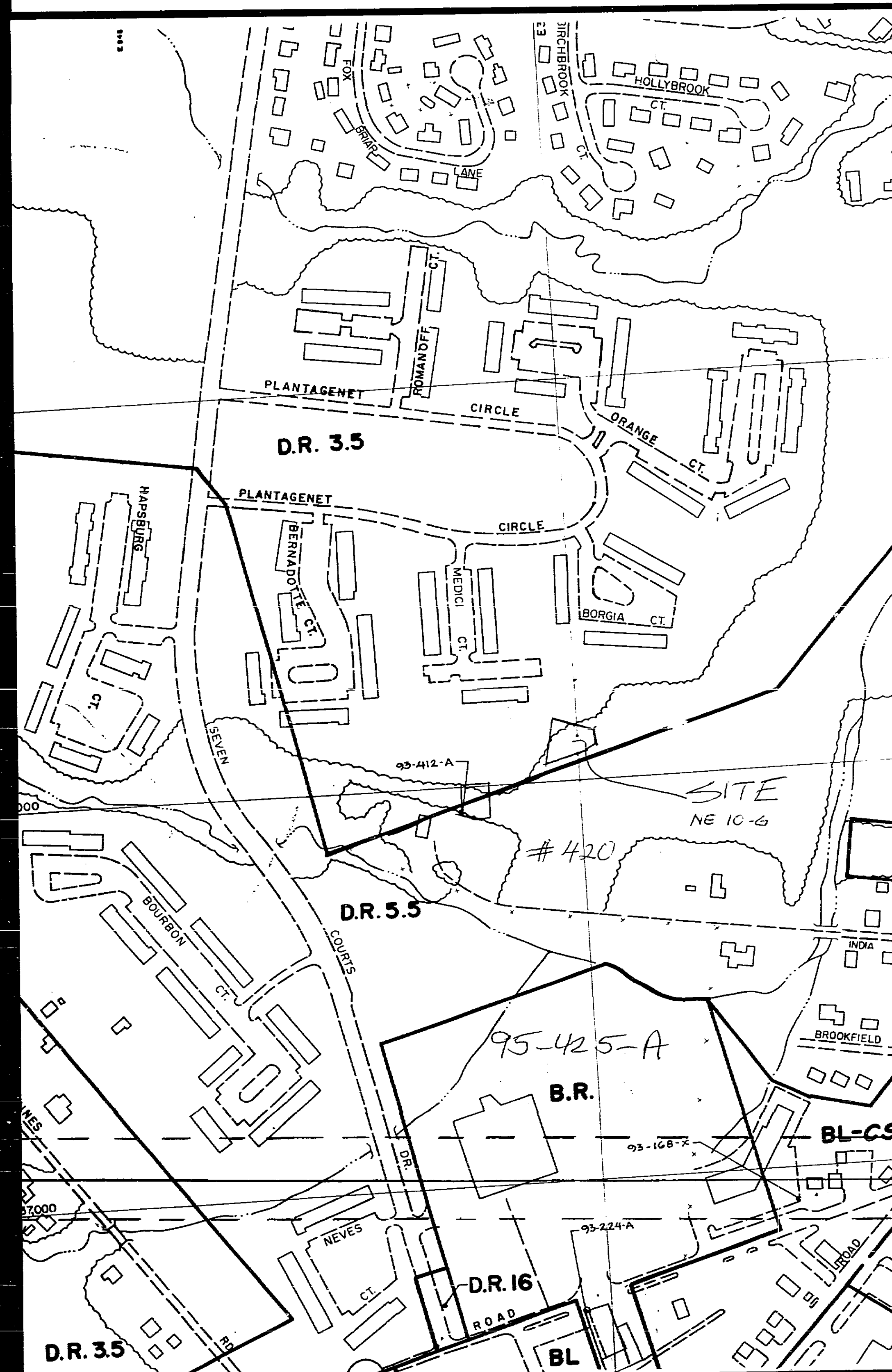
Zoning Office USE ONLY!

reviewed by: JSP ITEM #: 420 CASE#:

date: 1/25/04

prepared by: _____

Scale of Drawing: 1"= _____



REAR WARE DECK
WILL BE BUILT



REAR OF THE HOUSE . #420
FROM LEFT SIDE



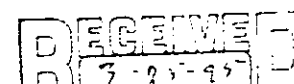
BACK OF THE PROPERTY
SITE FOR THE DECK.



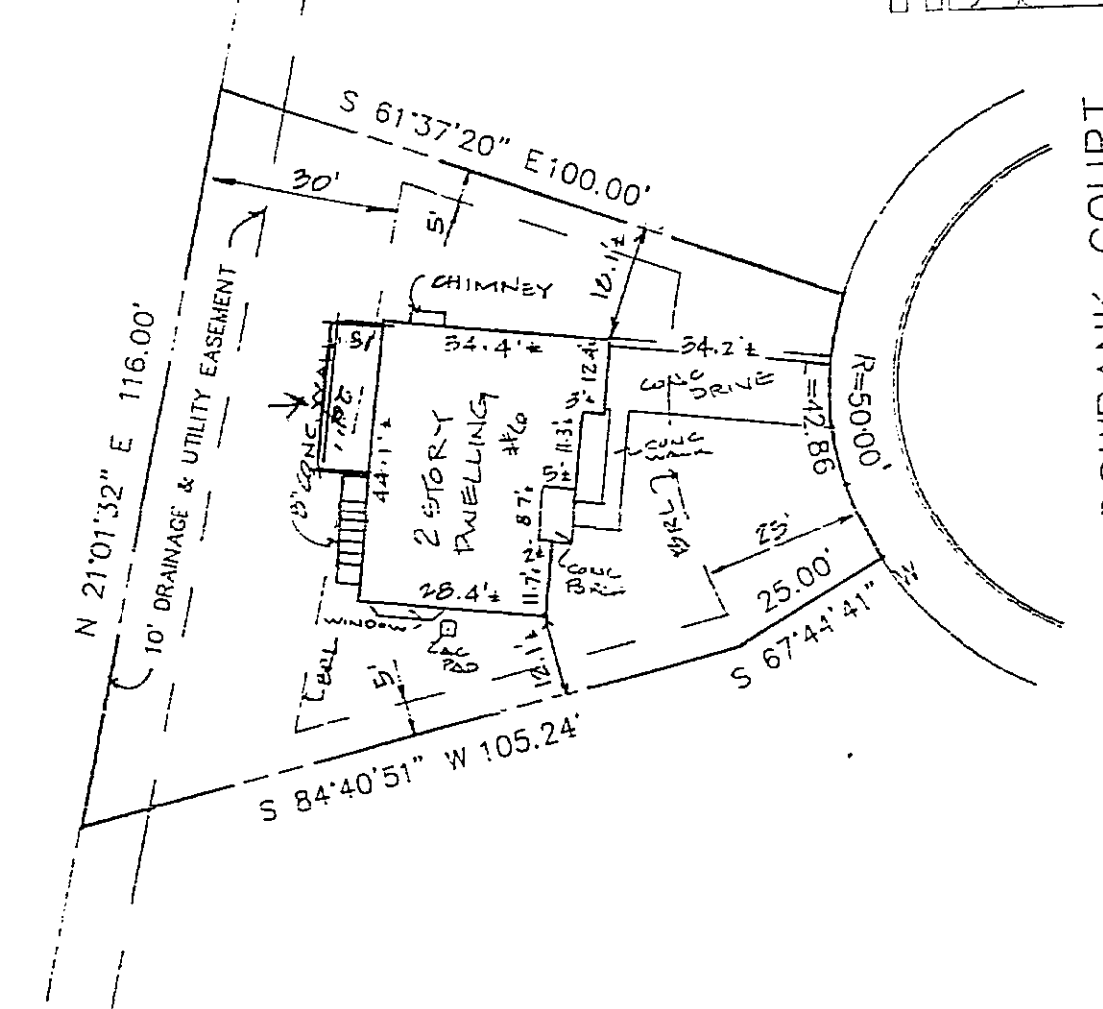
SLOOP AREA

BACK OF THE HOUSE

#420

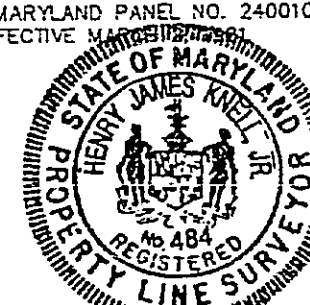


MEADOWBANK COURT



NOTE:
 THE LOT SHOWN HEREON LIES WITHIN ZONE "C".
 AREA OF MINIMAL FLOODING AS DETERMINED BY
 FLOOD INSURANCE RATE MAP FOR BALTIMORE
 COUNTY, MARYLAND PANEL NO. 240001 02290 B
 DATED EFFECTIVE 11/01/83

CERTIFICATION PLAT
 LOT 11
 SECTION TWO
 PERRY HALL COURTS
 PLAT BOOK 62, PAGE 64
 11TH ELECTION DISTRICT, BALTIMORE COUNTY, MD



THIS IS TO CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS ON THE LOT SHOWN HEREON, AND THAT SAID IMPROVEMENTS EXIST, AND THAT SAID IMPROVEMENTS LIE ENTIRELY WITHIN THE BOUNDARIES.

Henry J. [Signature] 6-24

COLBERT ENGINEERING INC.
 DUMBARTON SQUARE
 3723 OLD COURT ROAD, SUITE 206
 BALTIMORE, MARYLAND 21208
 PHONE: (410)853-3638

SCALE: 1" = 30'

DATE: MARCH 25, 1994

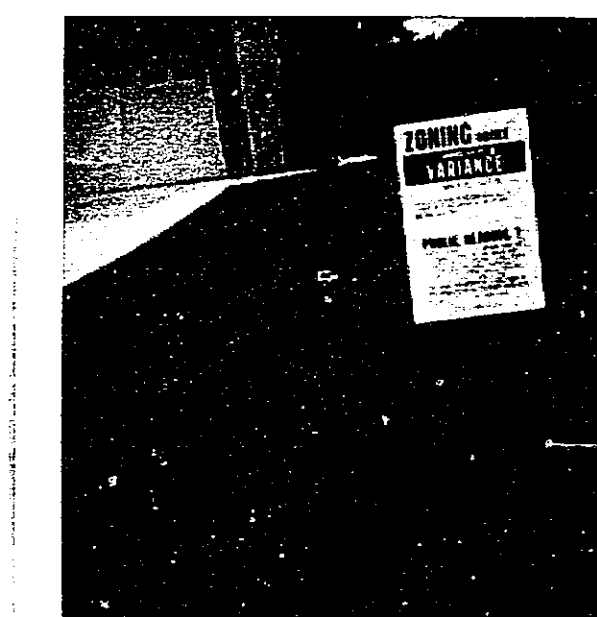
THIS PLAT NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES. UPDATED: 6-24-94



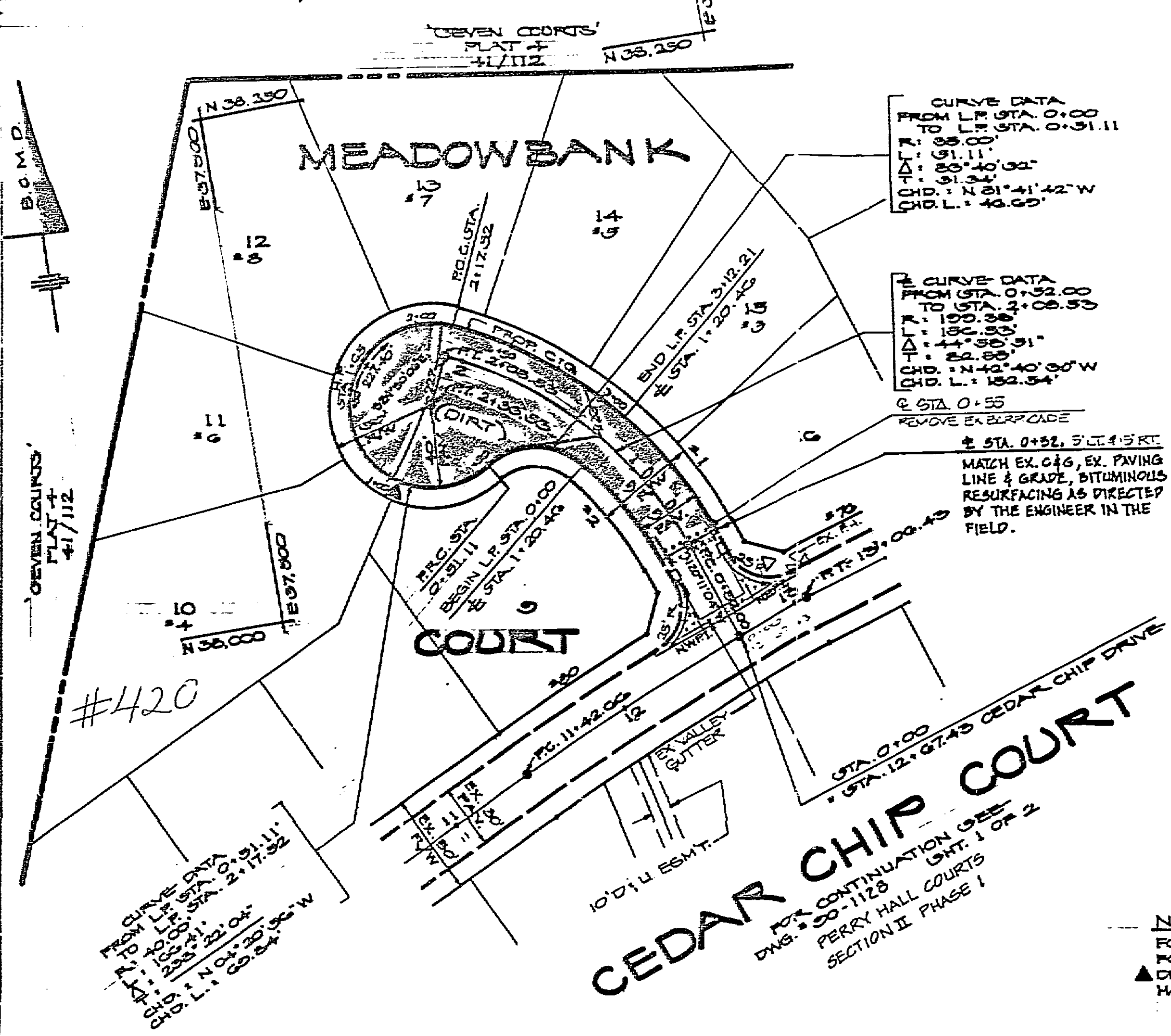
SIDE OF PROPERTY
with slope



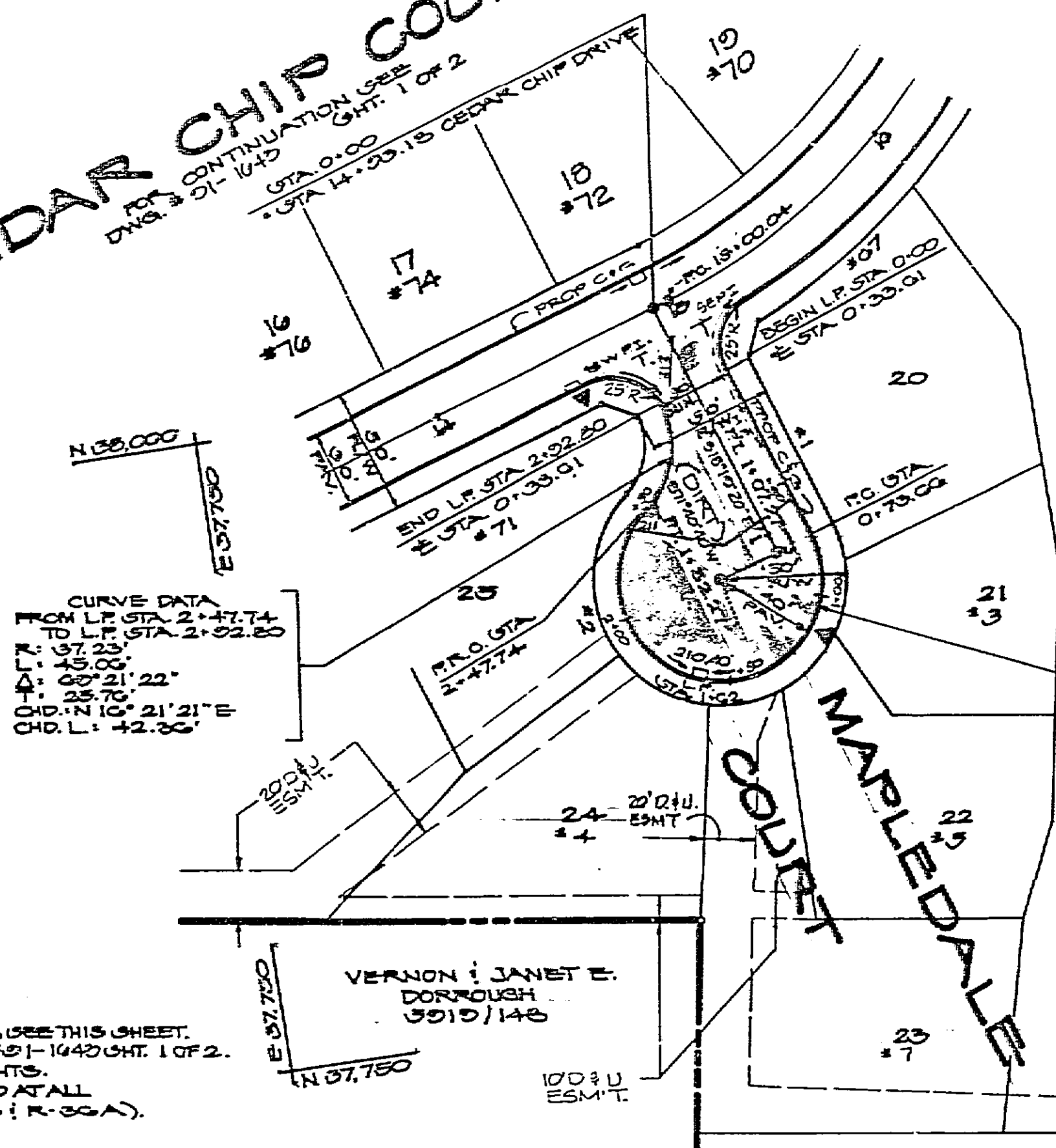
REAR OF THE PROPERTY
WITH SLOOP AT THE END



PERRY HALL COURTS SM 62/64



CEDAR CHIP COURT



BALTIMORE COUNTY
6608/123

BALTIMORE COUNTY
6608/707

CONSTRUCTION NOTES

THE CONTRACTOR SHALL MAINTAIN EXISTING MOTOR VEHICLE
ANY EXISTING EROSION CONTROL DEVICES ENCOUNTERED AND
DISTURBED DURING THE COURSE OF CONSTRUCTION UNDER THIS
CONTRACT, AND AS SHOWN ON THE APPROVED EROSION CONTROL
PLAN INCLUDED AS PART OF THE CONTRACT DOCUMENTS. AT THE
END OF EACH DAY, ALL SUCH DISTURBED DEVICES SHALL BE
REPAIRED OR REPLACED BEFORE LEAVING THE WORK SITE. THE
COST OF THE WORK UNLESS OTHERWISE NOTED, SHALL BE PAID FOR BY
A LUMP SUM BID FOR MAINTENANCE AND REPAIR OF EROSION
CONTROL DEVICES.

ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY THE
CONTRACTOR IN ACCORDANCE WITH BALTIMORE COUNTY SOIL
CONSERVATION DISTRICT PERMIT NO. 285-000000 - 91.

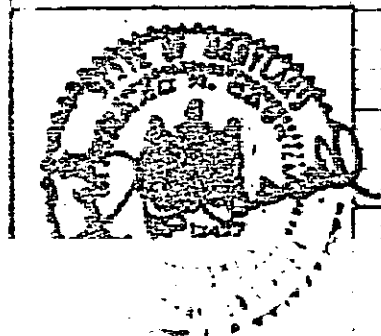
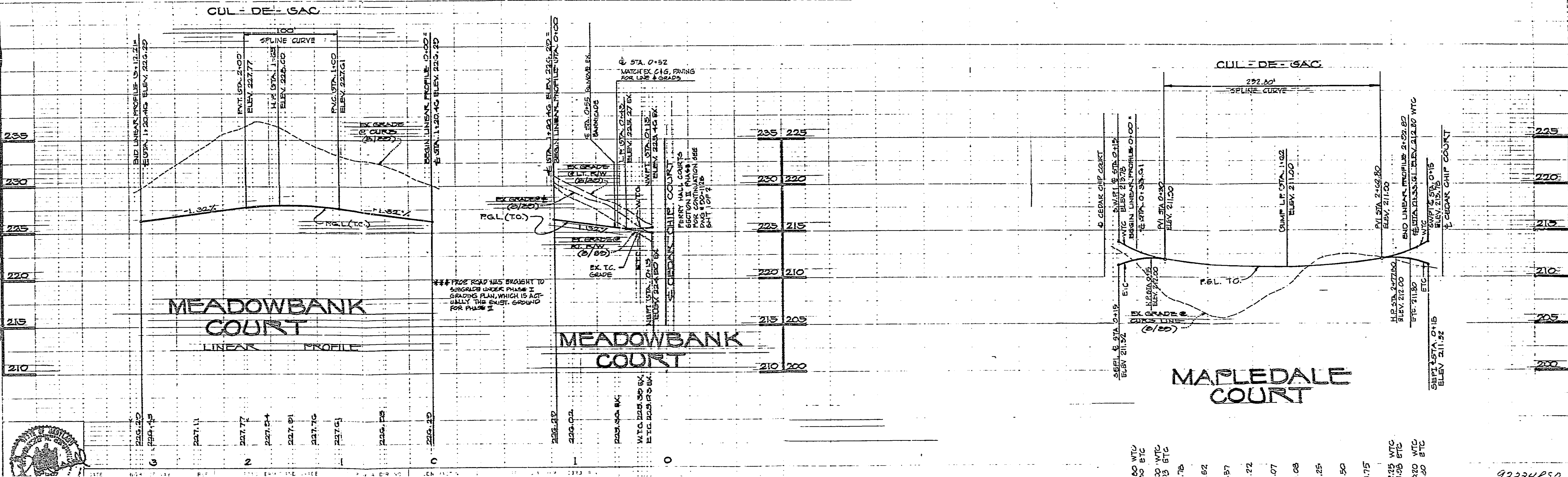
ALL CONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE
WITH BALTIMORE COUNTY STANDARD SPECIFICATIONS AND DETAILS
FOR CONSTRUCTION (1976), AS AMENDED.

CURB DEPRESSIONS FOR HANDICAP RAMP SHALL BE PLACED AT ALL
INTERSECTION CURB RAMP. THE COST WILL BE INCLUDED IN
THE PRICE OF OTHER CURB BID.

UNLESS OTHERWISE NOTED, THE RED LINE FOR EXCAVATION
WILL BE SUBGRADE UNDER PROPOSED ROAD AND EXISTING
GRADE ABOVE EXISTING PAVEMENT.

THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT 100% 25'-0" MINIMUM
AT LEAST 48 HOURS PRIOR TO STARTING EXCAVATION.

95-475-D



92224250

5-1-7110

51-1611

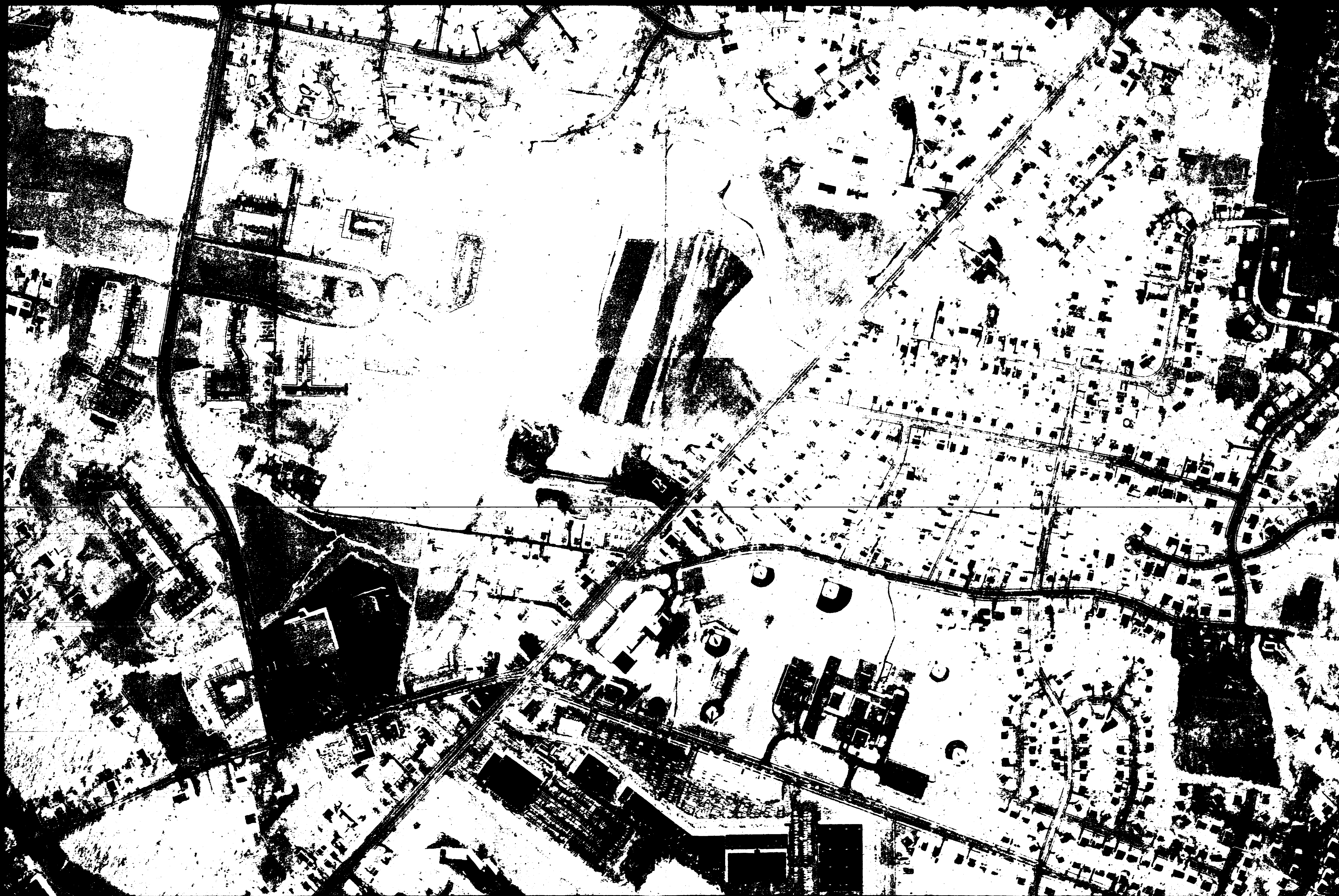
HARRY S. SHARPS, MATE 30

BUREAU OF PUBLIC SERVICES, DEPARTMENT OF PUBLIC WORKS

M - NW

25' SOUTH OF CEDAR CHIP CT. (SEVEN STS. DR. 1404) SOUTH OF CEDAR CHIP CT. & SEVEN STS. DR.
MEADOWBANK CT. NO. 1404/1405

95-425-A



#420

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	PERRY HALL	N.E. 10-G
DATE OF PHOTOGRAPHY		
JANUARY 1986		